LOT 9
IN OR 702/1574
OCEAN RIDGE PB 5/103 & 104

FLYNN WILLIAM F JR
120 OCEAN RIDGE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-155R-0009-0000

BUILDING CHARACTERISTICS

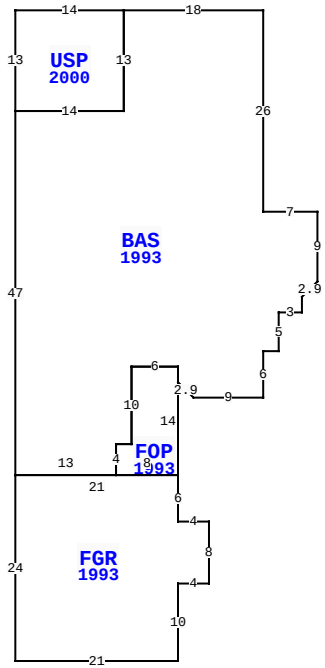
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1075.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1,629	159,767
FGR	536	55	295	28,932
FOP	92	30	28	2,747
USP	182	30	55	5,395
TOTALS	2,439		2,007	196,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0300	11	2,007	135.9103	115.52	231,849	1991	1991	0	0	0	15.10	84.90

1 SFR PATIO – 100% - 1995 Heated Area: 1629 HX Base Yr 1995



120 OCEAN RIDGE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,840
TOTAL MARKET OB/XF VALUE		6,501
TOTAL LAND VALUE - MARKET		312,500
TOTAL MARKET VALUE		515,841
SOH/AGL Deduction		302,636
ASSESSED VALUE		213,205
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		158,205
TOTAL JUST VALUE		515,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121475	REPL FACIA	5,000	07/24/2012
20042009	REPAIR/RRF	4,000	11/01/2004
6978	XFOB	800	04/01/1992
6289B	NEW CONSTR	56,500	12/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0702/1574	4/20/1994	WD	Q	I		139,000
GRANTOR: WORTHINGTON WALTER &						
GRANTEE: FLYNN WILLIAM F JR						
0650/0634	3/02/1992	WD	U	V	07	100
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: WORTHINGTON WALTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 N26 W18 USP=[YR=2000] W14 S13 E14 N13 $ S13 W14 S47 FGR=[YR=1993] S24 E21 N10 E4 N8 W4 N6 FOP=[YR=1993] N14 W6 S10 W2 S4 E8 $ W21$ E13 N4 E2 N10 E6 S2 R2 D2 E9 N6 E2 N5 E3 N2 R2 U2 N9 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	835.00	SF	5.20	5.20	100	1991	1991	3	64	2,779	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	1242	WD DECK A	0	100	12	15	180.00	SF	10.00	10.00	100	1992	1992	3	20	360	
4	0820	WOOD WALK	0	100	21	3	63.00	SF	11.75	11.75	100	1992	1992	3	40	296	
5	0830	FLAGSTONE	0	100	0	0	65.00	SF	12.00	12.00	100	1994	1994	3	70	546	

LAND DESCRIPTION

TOTAL OB/XF 6,501

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.25	250,000.00	312,500.00	312,500							

REVIEW DATE 08/21/2019 BY DJA Total Acres: 0.00 Total Land Value: 312,500 Market: 0 Agricultural: 0 Common: 312,500 PRINTED 08/02/2023 BY SYS